

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Milnrow Road, Rochdale, OL16 5BQ

### Offers Over £140,000

FANTASTIC HOME FOR FIRST TIME BUYER

Welcome to this charming property located on Milnrow Road in Rochdale! This delightful mid-terrace house boasts modern decor and appliances, making it a perfect choice for a first-time buyer looking for a cosy home to call their own.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertainment. The property features two comfortable bedrooms, offering a peaceful retreat at the end of a long day. With a well-maintained bathroom, you can unwind and rejuvenate in style.

Conveniently situated, this home offers easy access to motorway links, making commuting a breeze. Additionally, its proximity to local amenities ensures that all your daily needs are within reach.

Don't miss out on the opportunity to own this lovely property that combines comfort, convenience, and modern living. Contact us today to arrange a viewing and take the first step towards making this house your new home!

If you would like any further information or have any questions at all please feel free to contact our Rochdale branch at your convenience.



# Milnrow Road, Rochdale, OL16 5BQ

## Offers Over £140,000

 2  1  2  D

- Mid Terraced Property
- Four Piece Family Bathroom
- On Street Parking
- EPC Rating D
- Two Bedrooms
- Modern Fitted Kitchen
- Tenure Leasehold
- Two Reception Rooms
- Enclosed Low Maintenance Rear Garden
- Council Tax Band A

### Ground Floor

#### Entrance Vestibule

3'6 x 3'0 (1.07m x 0.91m)

Composite entrance door, meter box, laminate flooring and door to hall.

#### Hall

11'9 x 2'9 (3.58m x 0.84m)

Doors to two reception rooms and stairs to first floor.

#### Reception Room One

12' x 12' (3.66m x 3.66m)

UPVC double glazed window, central heating radiator, cornice, coving and laminate flooring.

#### Reception Room Two

15'3 x 11' (4.65m x 3.35m)

UPVC double glazed window, central heating radiator, wall and base units with quartz worktops, laminate flooring and doors to kitchen and under stairs storage.

### Kitchen

6'9 x 5'11 (2.06m x 1.80m)

UPVC double glazed window, hardwood wall and base units with quartz worktops, integrated oven, four burner gas hob and extractor hood, tiled splashbacks, inset sink with mixer tap, space for fridge freezer, plumbing for washing machine, combi boiler, laminate flooring and composite door to rear.

### First Floor

#### Landing

6'11 x 6 (2.11m x 1.83m)

Smoke detector, laminate flooring, doors to two bedrooms and bathroom.

#### Bedroom One

17'9 x 7'11 (5.41m x 2.41m)

UPVC double glazed window, central heating radiator and laminate flooring.

#### Bedroom Two

15' x 8'9 (4.57m x 2.67m)

Two UPVC double glazed windows, central heating radiator and laminate flooring.

### Bathroom

11'3 x 6'10 (3.43m x 2.08m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, freestanding bath with rinse head, direct feed rainfall shower with rinse head, vanity top wash basin with mixer tap, PVC splash back and laminate flooring.

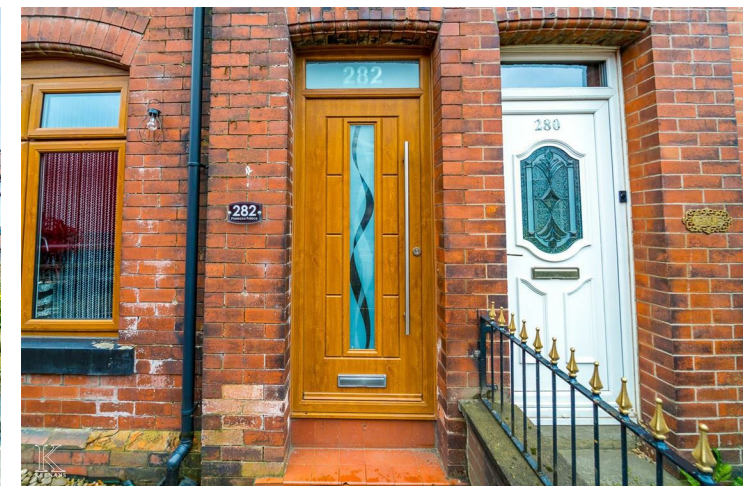
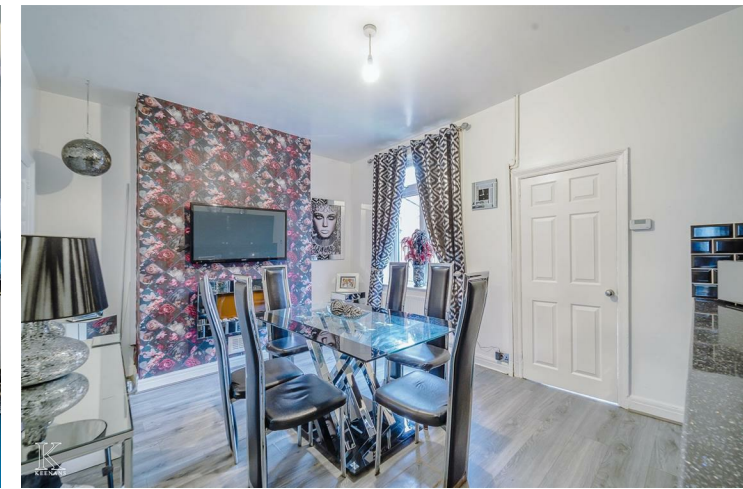
### External

#### Front

Stone chipped enclosed courtyard.

### Rear

Artificial grass enclosed garden.



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